

MONO COUNTY PLANNING COMMISSION

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MEETING MINUTES

August 9, 2007

(Adopted November 8, 2007)

Commissioners present: Scott Bush, Sally Miller, Dan Roberts, Paul Rowan. **Absent:** Steve Shipley.

Staff present: Scott Burns, director; Keith Hartstrom, principal planner; Greg Newbry, senior planner; Haven Kiers, associate planner; Evan Nikirk and Walt Lehmann, public works; Mark Magit, assistant county counsel; C.D. Ritter, commission secretary.

1. **CALL TO ORDER:** Chair Sally Miller called the meeting to order at 10:07 a.m. and introduced new commissioner Daniel Roberts.
2. **PUBLIC COMMENT:** No items.
3. **MEETING MINUTES:** Review and adopt minutes of July 12, 2007. (Bush/Rowan. Ayes: 3-0. Abstain: Roberts. Absent: Shipley.)
4. **PUBLIC HEARING:**
TENTATIVE PARCEL MAP 37-187/MADDOCK. The proposed project on 76 acres (APN 25-200-31) consists of four residential lots (10.06, 13.06, 18.80 and 34.52 acres) with individual wells and septic systems. The property is located in Hammil Valley primarily on the east side of U.S. Hwy. 6 (with one lot on the west side), approximately one-half mile north of Black Rock Mine Road and approximately 15 miles north of the Inyo/Mono county line. The General Plan designation is Rural Residential with a 10-acre minimum lot size (RR 10). In accordance with Section 15183 of the California Environmental Quality Act Guidelines, a prior EIR is being used. *Staff: Haven Kiers*

Haven Kiers and Keith Hartstrom summarized the proposal and outlined how the project meets requirements. Applicant Maddock was present. Commissioner Miller requested a review of the concept of development credits. Hartstrom indicated they are assigned by total acreage (76), four for the first 40, one additional for increments. Credits are a function of map approval. Development credits allow subdivision. A lot with two credits could be divided further.

Scott Burns mentioned a contentious relationship between pro-development and agricultural interests. In the 1980s, the County devised the cluster concept to preserve as much ag land as possible.

Hartstrom indicated a previous submittal for four lots and a remainder. Creating four lots results in five development credits. The largest parcel has potential to subdivide into two lots. Development credit equates to a lot for one SFR. Density is assigned based on acreage.

Mark Magit indicated that Hammil Valley and Bridgeport devised development credits to limit overall density. Credits can be transferred only within the same area.

OPEN PUBLIC HEARING. Dave Lavery, Triad/Holmes Associates, mentioned that an old ranch from 1970s was changed into a water-ski lake with 15-17 development credits. A few credits still remain. Development credits are a limitation on zoning.

June Banta expressed written concern about preserving the Murphy Creek drainage. Condition #39 indicates a 75' easement, so a 150' swatch would protect drainage. **CLOSE PUBLIC HEARING.**

DISTRICT #1
COMMISSIONER
Paul Rowan

DISTRICT #2
COMMISSIONER
Steve Shipley

DISTRICT #3
COMMISSIONER
Ron Black

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Sally Miller

MOTION: Approve Tentative Parcel Map 37-187 as presented. (Bush/Rowan. Ayes: 4-0. Absent: Shipley.)

5. WORKSHOP: LOT COVERAGE STANDARDS – LIMITED IMPACT DEVELOPMENT.

Staff: Greg Newbry

Greg Newbry indicated Mono County has strict requirements on impervious (60% natural, landscaping, etc.) surfaces. Design should keep water on site instead of running down the street. Pavement blockers reduce runoff by 30% to 80% and are visually attractive and easy to maintain. Curbs only serve to funnel water elsewhere. If a curb is used, have holes for water to escape. In Seattle 90% of runoff was handled by LID. Depressions allow water to collect and percolate. Portland maximizes the number of trees (one per four parking spaces). Vons in Mammoth is a sea of asphalt with a few trees, but doesn't resemble natural surroundings. Engineers have a mathematical, linear perspective (get from point A to point B), whereas planners think about people. Fire access? Need a balance between safety and quality of life. Developers want to carve up parcels, make their money and walk away. Benton doesn't want square dirt parcels with wide roads. A culvert under each driveway in a subdivision would handle storms.

Commissioner Miller expressed greater concern about modifying parking requirements than LID. She presumed LID issues could consume a huge amount of staff time.

Burns indicated that Down Canyon in June Lake has small lots that are challenged to meet minimum lot coverage. Newbry suggested granting a 40% reduction for pavement blockers as an incentive. Burns reminded that Department of Public Works oversees drainage requirements. Newbry was concerned about lots near the Walker River and preventing pesticides and herbicides from entering the river.

Commissioner Rowan noted that a swale on Sierra Star golf course in Mammoth Lakes flooded into surrounding neighborhoods. One person's project enhancement later could affect others adversely. There's a need to analyze where everything would go in a flood to avoid impacting others. Consider providing handouts to educate SFR builders.

Commissioner Roberts advocated keeping water on site and indicated that June Lake has talked about it for some time.

6. REPORTS:

A. DIRECTOR: 1) White Mountain Estates: Currently responding to comments in preparation for a late September evening commission meeting in Chalfant. Field trip to site first? 2) Keith Hartstrom: This is Hartstrom's final commission meeting before his retirement Aug. 24. 3) Rodeo Grounds: The LDTAC will review application completeness Aug. 20. Housing Authority meets Aug. 14 to discuss housing requirements. Intrawest applied for a GPA, but needs to submit specifics and info on consultants.

B. COMMISSIONERS: Re a late September meeting, Commissioner Bush wondered whether the commission ought to be "running around the county unless a lot of community interest is evident." He suggested meeting in Bridgeport as usual and not setting a precedent of meeting wherever a project exists.

7. ADJOURN: 11:25 a.m.

Respectfully submitted,
C.D. Ritter, commission secretary